

Royal Palm Property Management  
813 Lake McGregor Dr  
Fort Myers, FL 33919



Phone (239) 223-2116  
managers@royalpalmpm.com  
www.royalpalmpm.com

## Owner Statement

Chang

Chang  
1234 Main Street  
Fort Myers, FL 33999

Statement Period	Statement Date
12-01-2024 to 12-31-2024	12-13-2024

## SUMMARY

<b>Beginning Balance</b>	\$2,028.00
<b>Total Income (+)</b>	\$11,150.00
<b>Total Expenses (-)</b>	\$3,969.00
<b>Total Adjustments (+)</b>	\$ (7,181.00)
<b>Ending Balance</b>	\$2,028.00

**Total Distribution: \$7,181.00**

## RESERVES

<b>Reserve</b>	\$1,500.00
<b>Unpaid Bills</b>	\$0.00
<b>Work Order Estimates</b>	\$0.00
<b>Total Required Reserves</b>	\$1,500.00

## TRANSACTION SUMMARY

Account	Statement Period	Year to Date
<b>Beginning Balance</b>	\$2,028.00	\$1,500.00
<b>Income</b>		
Rent Income	\$11,150.00	\$133,800.00
<b>Total Income</b>	\$11,150.00	\$133,800.00
<b>Expenses</b>		
Leasing Fee Expense - RES	\$3,300.00	\$3,300.00
Management Fee	\$669.00	\$8,028.00
Pest Control Expense	\$0.00	\$335.55
Repairs and Maintenance	\$0.00	\$839.95
Utility Expense	\$0.00	\$80.82
<b>Total Expenses</b>	\$3,969.00	\$12,584.32
<b>Adjustments</b>		
Owner Draws	\$ (7,181.00)	\$ (120,687.68)
<b>Total Adjustments</b>	\$ (7,181.00)	\$ (120,687.68)
<b>Ending Balance</b>	<b>\$2,028.00</b>	<b>\$2,028.00</b>

## TRANSACTION DETAILS

Description	Date	Increase	Decrease	Balance
Beginning Balance	12-01-2024			\$2,028.00
<b>Chang</b>				
Owner Draws - Owner Distribution	12-05-2024	\$0.00	\$7,181.00	
<b>Net \$ (7,181.00)</b>		\$0.00	\$7,181.00	
<b>Property Address 1</b> ( Reserve: \$500.00 )				
Rent Income - RENT (12-2024)		\$3,900.00	\$0.00	
Management Fee		\$0.00	\$234.00	
<b>Net \$3,666.00</b>		\$3,900.00	\$234.00	
<b>Property Address 2</b> Reserve: \$500.00 )				
Rent Income - RENT (12-2024)		\$4,400.00	\$0.00	
Leasing Fee Expense - RES - Lease Fee	12-05-2024	\$0.00	\$3,300.00	

Description	Date	Increase	Decrease	Balance
Management Fee		\$0.00	\$264.00	
<b>Net \$836.00</b>		\$4,400.00	\$3,564.00	
<b>Property Address 3</b> ( Reserve: \$500.00 )				
Rent Income - Rent (12-2024)		\$2,850.00	\$0.00	
Management Fee		\$0.00	\$171.00	
<b>Net \$2,679.00</b>		\$2,850.00	\$171.00	
<b>Statement Net \$0.00</b>		<b>\$11,150.00</b>	<b>\$11,150.00</b>	
<b>Ending Balance</b>				<b>\$2,028.00</b>